



Project Proposal

Mark Moreau

Barrington Transfer Station - Office Remodel
226 Smoke Street, Barrington, NH 03825

1000 Permit and Fees	\$670.00
Building Permits Builder shall complete permit applications and make submissions to the municipality for all buildings and mechanical permits required. Standard permits have been included in this agreement for the permit fees. Clients are responsible for any unexpected fees that may occur during the planning process. <i>Barrington, NH Building Permit Fee is \$7.50 per \$1,000.00 of construction cost.</i>	\$670.00
1300 Demolition	\$6,870.91
Debris Removal Debris removal to include labor, Environmental Resource Station fees, and transport costs to dispose of debris from the project area.	\$786.67
First Floor Demolition Supply labor to remove the existing stairway to the second floor. Remove ceiling, drywall, trim, and baseboard. Takedown the existing wall to be relocated. <i>Dust and noise are unavoidable in most demolition situations. The work location can often be dangerous, so be sure to have young children and pets out of the work area and an unobstructed path cleared through your home to the outdoors.</i>	\$5,890.91

Portable Toilet Rental

\$193.33

Due to the Covid-19 virus, we will provide a portable toilet on-site throughout construction to limit physical contact between employees and clients.

The value represented here is based on a (1) month rental agreement.

3100 Framing

\$15,402.63

Framing Labor

\$11,781.82

Stairs and First & Second Floor Framing

\$2,527.76

Supply materials and labor to frame stairs, and new walls to create separate offices on the first floor and storage space on the second floor.

Materials include:

- Pressure-treated lumber
- Hemlock
- Kiln-dried lumber
- 3/4" Advantech
- Subfloor adhesive

Tools of Trade Allowance

\$1,093.05

Materials needed throughout the project included but not limited to saw blades, trash bags, nails, screws...

The value listed here is considered an allowance cost. This means that the value represented here is an estimate to cover the cost of a known or identified phase of work that has not been fully defined and is subject to change

3700 Rough Electrical

\$18,352.94

Electrical Allowance

\$18,352.94

****Additional labor and materials may be required to meet state and local code requirements. These unforeseen conditions are indeterminable at the time of developing this estimate. ****

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3800 Rough HVAC	\$20,588.24
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HVAC Allowance	\$20,588.24
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2 zone system

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4500 Windows and Doors	\$6,451.49
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Awning Windows	\$2,113.63
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Supply materials and labor to install three (3) new Walcott New Construction Awning windows.

Windows Specifications:

- 35.75" x 39.625" Awning, 908 Brickmold w/ J-channel.

Exterior Doors	\$4,337.86
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Install six (6) exterior doors

Doors Specifications:

- (1) 3068 LH - 6 9/16 - Fire rated exterior door
- (2) 3068 RH - 6 9/16 - Fire rated exterior door
- (1) 3068 RH - 4 9/16 - Fire rated exterior door
- (1) 3068 RH - 6 9/16 - Entry Door

*** Please note that the exterior door located in the front of the building will be re-used and relocated to the rear right-hand side of the building*

4700 Insulation	\$5,600.00
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Insulation	\$5,600.00
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Interior Partitions (Including Stair Wall):

- Install UNF R11 fiberglass batting to new 1st & 2nd floor, interior partitions, and stairway walls.
- 2 x 4 - 16" OC
- Install KF R21 fiberglass to stair treads
- 90 sq. ft. 16" OC

Garage Firewall:

- Install KF R21 fiberglass insulation to garage forewall from slab to ceiling of 2nd floor
- 2 x 6 - 16" OC (assumed)

Attic Flat:

- Install air chutes to truss bays (60 total/24" OC assumed)
- Install UNF R38 fiberglass batting cross-layered over existing R19 batting

ALTERNATIVE OPTIONS:

Garage Ceiling:

- Install UNF R30 fiberglass batting to garage ceiling
- 2 x 10 - 16" OC (assumed)
- 1880 sq. ft.

Option #1	Interior Partitions, Garage Firewall, Attic Flat.	\$0.00
Option #2	Option #1 with additional Garage Ceiling	+\$2,800.00

5000 Drywall/Plaster	\$7,545.64
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Drywall/Plaster	\$7,545.64
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Supply materials and labor to install and plaster 38 sheets of blueboards to the first floor, 25 sheets of blueboards to the second floor, and 12 sheets to the ceiling.

Materials include:

- Blueboards
- Plaster
- Mesh tape
- Corner beads
- Drywall Screws

5200 Interior Trim	\$5,491.79
Interior Doors	\$1,638.91
Install three (3) new interior doors for the offices.	
<u>Doors Specification:</u>	
- 3068 RH, FJP Pine, split jamb, SGL bore std latch, satin nickel hinge	
- 2668 LH, FJP Pine, split jamb, SGL bore std latch, satin nickel hinge	
- 2667 LH, (reduced height) FJP Pine, split jamb, SGL bore std latch, satin nickel hinge	
Interior Trim and Baseboard	\$3,852.88
Supply materials and labor to install speed base, and colonial casing.	
Materials include:	
- 5 1/4" Speed base (368 l.f.)	
- 2 1/2" Colonial casing (224 l.f.)	
5900 Interior Decoration	\$6,666.67
Interior Painting Allowance	\$6,666.67
Supply materials and labor to apply (1) coat of primer and (2) coats of finish paint for the new offices.	
<i>Paint colors to be picked out prior to the finish of plaster.</i>	
<i>The value listed here is considered an allowance cost. This means that the value represented here is an estimate to cover the cost of a known or identified phase of work that has not been fully defined and is subject to change.</i>	
Total Price	\$93,640.31

This estimate will expire 60 days from the date the proposal is submitted to the client whether in person or electronically.

Benefits of progress payments for our clients

At Hadden Fine Carpentry, we have over 20 years of success due to our clients' confidence in our quality workmanship, timely project completion and commitment to excellence.

Our business has been built on long-term client relationships, trust and strong client and community referrals. Our clients pay only for work performed as agreed by contract and the client's satisfaction. Hadden has developed a "Progress Payment Plan" that ensures that both parties have a vested commitment to the project's successful completion.

Traditionally, billing for long- or short-term projects has required a large upfront payment, often an initial deposit of 50% and 50% at completion of the job. Thus, the client has a considerable upfront expenditure before seeing any work done. By contrast, our "Progress Payment Plan" involves small, continuous payments as the work progresses. This gives the client confidence in both the direction and timing of the project. It also assures the client that we are performing as promised. We avoid the reputation of so many contractors who might "take the money and run" and we protect our clients from the risk of losing significant funds with a contractor who does not finish the project as promised. With our "Progress Payment Plan", clients submit payments as the work is completed. Finally, this plan incentivizes the contractor to finish the project as efficiently and expeditiously as possible.

Terms and Conditions

Signature(s) by Owner/Client and Contractor signifies an agreement by both parties that the proposal henceforth represents a legally binding and executable contract between both parties.

Subject to additional charges pursuant to any Change Orders, Owner/Client agrees to pay the Contractor an initial payment for materials and labor prior to scheduling and execution of the scope of work disclosed in the project proposal.

Contractor shall submit to Owner/Client a progress invoice for payment upon completion of the scope of work in each segment of the Contract. Contractor's invoice shall be itemized and supported by Contractor's schedule of values and any other substantiating data as required by this Agreement. Owner/Client shall pay each invoice within 7 business days from the date of the invoice.

The cost to cover the material(s), including the labor to install the specified material(s), overhead and profit are included. Owner(s) understand and agree that ANY LABOR AND/OR MATERIAL ALLOWANCE AMOUNT may be more, or less than the figure specified in this Contract, and that any adjustments will be made on the final billing for this job. Please note that a Change Order will need to be applied should the cost of the material(s) exceed the agreed upon allowance price listed here.

All funds shall be paid in US dollars. Payments made by a credit or debit card will incur a 3% transaction fee. This fee may change at any time as dictated by the credit card merchant. There is no fee for payments made by cheque or EFT.

Change Orders

Any changes to the original scope of work or specification to include upgrades will require a "Change Order". All change orders must be agreed upon in writing prior to the commencement of the additional/amended work to be

performed. Unless otherwise agreed upon by both parties, all change orders must be paid in full prior to the commencement of the work to be performed.

Under no circumstances shall the client instruct or otherwise direct an employee, contractor and/or subcontractor to make changes in the original scope of work or specification.

All requests must be directed to, and approved by management of Hadden Fine Carpentry, LLC and processed as outlined above.

Cost of materials, fixtures, and appliances

We reserve the right to change the prices to our proposal should the cost of materials, fixtures or appliances increases over 5% after the commencement of the project.

Warranty

At the completion of the project, Contractor shall warranty the project for one year against defects in workmanship or materials utilized. The manufacturer's warranty will prevail. No legal action of any kind relating to the project, project performance or this contract shall be initiated by either party against the other party after one year beyond the completion of the project or cessation.

This Agreement contains the entire agreement between the parties. All negotiations and understandings have been included in this Agreement. Statements or representations which may have been made by any party to this Agreement in the negotiation stages of this Agreement may in some way be inconsistent with this final written Agreement. All such statements are declared to be of no value in this Agreement. Only the written terms of this Agreement will bind the parties.

Client Signature

Date

Client Name Printed

Client Signature

Date

Client Name Printed

Contractor Signature

Date

Contractor Name Printed